



The Salisbury Planning Board held its regular meeting Tuesday, January 8, 2008, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Dr. Mark Beymer, Robert Cockerl, Tommy Hairston, Craig Neuhardt, Sandy Reitz, Albert Stout, and Diane Young

ABSENT: Richard Huffman, Jeff Smith, Valerie Stewart, and Price Wagoner

STAFF: Preston Mitchell, Diana Moghrabi, and David Phillips

Dr. Mark Beymer, Chair, called the meeting to order and offered an invocation. The minutes of the December 11, 2007, meeting were approved as submitted. The Planning Board adopted the agenda as submitted. Dr. Beymer explained the courtesy hearing procedures.

NEW BUSINESS

A. Group Developments

G-20-07 Lincolnton Road Storage, LLC
1208 Lincolnton Road
Tax Map 061-A, Parcel 186, Zoning B-6

Mr. Lee Bakely, of Charlotte, submitted the application for the construction of an 88,003 square-foot mini storage warehouse facility to include 7 buildings, 25 parking spaces and 4 loading spaces to be located at 1208 Lincolnton Road. All zoning criteria have been met.

David Phillips made a staff presentation that included maps and photos of the vicinity. A building on the site is set for demolition.

Staff made several recommendations to the developer regarding changes or additions to the site plan. One of the recommendations that staff made to the developer is extend a shared driveway to provide access. (One of the parcels will not be allowed access to Jake Alexander Boulevard by NCDOT.) They are meeting landscaping requirements; staff recommended a variety of plantings that would survive various conditions. They are providing sidewalk in front of the facility. Mr. Phillips reviewed the elevation drawings and flood plain recommendations.

The Technical Review Committee recommends approval as submitted.

Public Comment

No one spoke in opposition.

Mr. Eric Frances resides at 492 Westin Boulevard, Winston-Salem, NC 27101. He stated that he works for the developer. The developers did all they could to address the staff concerns. They raised the site about a foot and one-half to get out of the flood plain.

Ms. Sandy Reitz stated that she is delighted that the developer heeded the recommendations of staff.

Mr. Albert Stout made a MOTION to approve G-20-07 as submitted. Tommy Hairston seconded the motion with all members voting AYE. (8-0)

This item is on the City Council Consent Agenda for January 15, 2008, at 4 p.m. in the Council Chamber.

B. Consider Goals for 2008

Preston Mitchell reminded Planning Board that it is time to consider their goals for the upcoming year. According to the Rules of Procedure, the second meeting in January is Planning Board's annual meeting; at that meeting the Board's annual goals are adopted.

C. Appoint Goals Committee

Planning Board appointed the Rules of Procedure Committee (Mark Beymer, Diane Young Valarie Stewart, Craig Neuhardt, Tommy Hairston, and Karen Alexander) to consider the Goals for 2008. The committee will meet Monday, January, 14, 2008, at 5 p.m. in the second floor conference room at City Hall.

The goals and highlights will be presented to City Council February 5.

OTHER BOARD BUSINESS

Staff

- The Land Development Ordinance and its map were adopted December 18, 2007, and effective January 1, 2008. Staff has not received submittals under the new ordinance, yet. The old ordinance is still to be considered for certain cases that are presently in the process prior to January 1.
- A representative of the Planning Board for the new Technical Review Committee (TRC) will need to be considered, along with new procedures. Dr. Beymer wanted to

take a few days to solicit a volunteer from Planning Board. The first TRC meeting is Thursday, January 17. Robert Cockerl will attend that meeting which will be held in the Council Chamber at 9 a.m. The TRC will meet the third Thursday of each month; it can be lengthy. It may be appropriate to appoint an alternate as well.

- The City Council Retreat is scheduled for February 14 and 15, 2008.

Chair

Dr. Beymer was disappointed that he was not able to attend the meeting about the electronic signs; this is an item he has an interest in. His thoughts are relative to the sign ordinance item that was tabled at the last meeting. "There is a danger in treating all organizations in the community the same whether they are businesses or educational. That is the course of action Legislative Committee A took and I believe it is not a good example."

The use of the changeable copy could not only be used for announcing programs, but could also be used for security issues. He reflected on the shootings at Virginia Tech. Colleges could notify students coming onto campus if the campus is in a lock down situation. These situations are admittedly rare, but very real. This is part of the reason the college (RCCC and others) are requesting electronic signs. The public benefit should be considered and passed onto City Council.

The next meeting will be January 22, 2008.

There being no further business to come before the Planning Board, the meeting was adjourned at 4:36 p.m.

Dr. Mark Beymer, Chair

Diane Young, Vice Chair

Secretary, Diana Moghrabi